041.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	657,500 / 657,500
					USE VALUE:	657,500 / 657,500
					ASSESSED:	657,500 / 657,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		PARK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUBOIS ABIGAIL
Owner 2:	
Owner 3:	
Street 1:	83 PARK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .105 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1409 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4568.000	211,900		445,600	657,500
Total Card	0.105	211,900		445,600	657,500
Total Parcel	0.105	211,900		445,600	657,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.64 | /Parcel: 466.64

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	27768
GIS Ref	
GIS Ref	
Insp Date	11/27/18

!3397!

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	211,900	0	4,568.	445,600	657,500		Year end	12/23/2021
2021	101	FV	204,200	0	4,568.	445,600	649,800		Year End Roll	12/10/2020
2020	101	FV	204,200	0	4,568.	445,600	649,800	649,800	Year End Roll	12/18/2019
2019	101	FV	176,400	0	4,568.	473,500	649,900	649,900	Year End Roll	1/3/2019
2018	101	FV	176,400	0	4,568.	345,400	521,800	521,800	Year End Roll	12/20/2017
2017	101	FV	176,400	0	4,568.	300,800	477,200	477,200	Year End Roll	1/3/2017
2016	101	FV	176,400	0	4,568.	256,200	432,600	432,600	Year End	1/4/2016
2015	101	FV	164,900	0	4,568.	250,700	415,600	415,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:01:13

LAST REV

Date	Time
04/09/19	13:45:43
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3397

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14134-329		11/1/1980		74,000	No	No		Y

USER DEFINED

Prior Id # 1:	27768
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/10/1992	128		2,500					REMODEL & ADD TO K

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
4/15/2009	Meas/Inspect	163	PATRIOT
11/8/2000	Hearing Chag	189	PATRIOT
3/24/2000	Inspected	270	PATRIOT
3/1/2000	Measured	264	PATRIOT
8/16/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4568		Sq. Ft.	Site		0	80.	1.22	1									445,632						445,600	

Total AC/HA:	0.10487	Total SF/SM:	4568	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	445,632	Spl Credit		Total:	445,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	307036
Depreciation:	95181
Depreciated Total:	211855

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

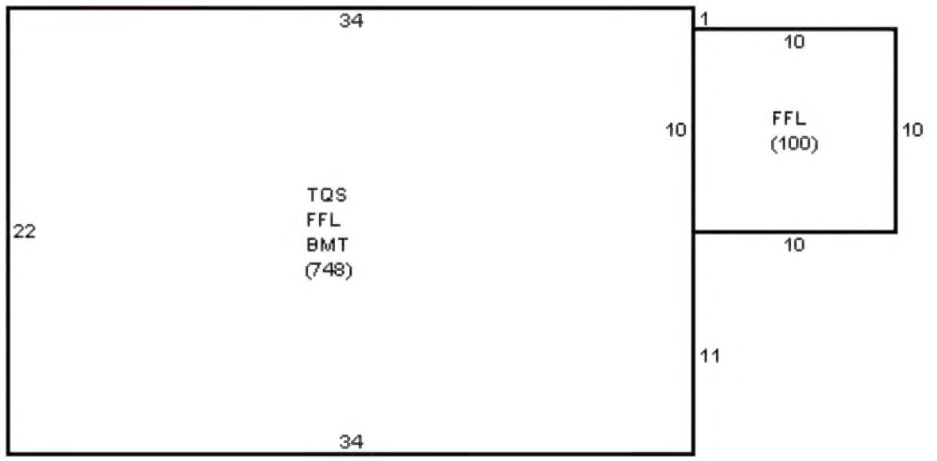
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	98.24
Final Total:	211900	Val/Su SzAd	150.39

SKETCH



5

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	848	148.490	125,915
BMT	Basement	748	44.550	33,320
TQS	3/4 Story	561	148.490	83,300

Net Sketched Area:	2,157		Total:	242,535	
Size Ad	1409	Gross Area	2344	FinArea	1409

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

041.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc